

	<p align="center"><b>Committee of Adjustment Minutes</b></p> <p>Hearing Date: August 20, 2020</p>
<p align="center"><b>DRAFT</b></p>	<p><b>As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.</b></p> <p>A live stream of the meeting was provided at <b>Vaughan.ca/LiveCouncil</b></p> <p>Time: 6:00p.m.</p>
<p align="center"><b>Committee Member &amp; Staff Attendance</b></p>	
<p>Committee Members:</p>	<p>Assunta (Sue) Perrella (Chair) Hao (Charlie) Zheng (Vice-Chair) Adolfo Antinucci Robert Buckler Stephen Kerwin</p>
<p>Secretary Treasurer: Assistant Secretary Treasurer: Assistant Secretary Treasurer: Zoning Staff: Planning Staff:</p>	<p>Christine Vigneault Pravina Attwala Lenore Providence Gregory Seganfreddo Brandon Bell</p>
<p>Members / Staff Absent:</p>	<p>None</p>

**Disclosure of Pecuniary Interest**

Member	Nature of Interest
N/A	N/A

**Adoption of July 30, 2020 Minutes**

Required Amendment	Page Number
N/A	N/A

Moved By: S. Kerwin  
Seconded By: A. Antinucci

THAT the minutes of the Committee of Adjustment Meeting of Thursday, July 30, 2020, be adopted as circulated.

**Motion Carried.**

**Adjournments:** None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

5.

File:

B037/19

Ward 2
- Applicant:

Frank LaForgia
- Agent:

Peter Del Grosso
- Address:

24 Rainbow Dr. Woodbridge
- Purpose:

Consent is being requested to sever a parcel of land for residential purposes, approximately 356.06 square metres, while retaining a parcel of land approximately 356.21 square metres for residential purposes.  
  
Both the severed and retained land will maintain frontage onto Rainbow Drive and the existing single family dwellings, garage and vinyl shed on the subject land are to be demolished.

Additional Addendum Reports received and provided to the Committee from: None

Representation  
Peter Del Grosso

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application and advised that similar sized lots existed in the area. He noted that future dwellings would be designed to comply with the City’s Zoning By-law and that the applicant concurs with comments/conditions of approval received from Forestry for A170/19.

In response to Member Kerwin, Mr. Del Grosso advised that the existing home will be demolished and new dwellings are proposed for both the severed and retained land.

In response to Member Buckler, Brandon Bell, Planner, provided an example of a similar approval (B094/97) and advised that the neighbourhood has a variety of lot sizes. He noted that a home can be constructed in accordance with the R3 Zone requirements. If further variances are required at the (building) permit stage they would be considered on their own merits.

In response to Member Buckler, Mr. Del Grosso advised that future development will comply with the Zoning By-law.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
Seconded By: S. Kerwin

THAT Application No. B037/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:christine.vigneault@vaugan.ca">christine.vigneault@vaugan.ca</a>	1. That the applicant’s solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies <b>only</b> to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment.  2. That the applicant provides two (2) full size copies of the deposited plan of reference of

	Department/Agency	Condition
		<p>the entire land which conforms substantially with the application as submitted.</p> <p>3. That Minor Variance Application(s) A169/19 &amp; A170/19 are approved at the same time as the Consent application and becomes final and binding.</p> <p>Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.</p>
2	<p>Building Standards Catherine Saluri</p> <p>905-832-8585 x <a href="mailto:catherine.saluri@vaughan.ca">catherine.saluri@vaughan.ca</a></p>	<p>1. That minor variance A169/19 and A170/19 are approved and becomes final and binding.</p> <p>2. A demolition permit must be obtained for the demolition of the existing dwelling, and the existing dwelling must be demolished.</p>
3	<p>Development Planning Brandon Bell</p> <p>905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a></p>	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
4	<p>Real Estate Ashley Ben-Lolo</p> <p>905-832-8585 x 8474 <a href="mailto:franca.mazzanti@vaughan.ca">franca.mazzanti@vaughan.ca</a></p>	The applicant shall provide the City with an appraisal report and valuation of the subject land (land only) to be prepared by an accredited appraiser. Payment of a Parkland levy to the City in lieu of the deeding of land for park purposes shall be made if a new lot is being created. Said levy is to be 5% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Applicant of the herein decision. Said levy shall be approved by the Senior Manager of Real Estate. Payment shall be made by certified cheque only.
5	<p>Development Engineering Jason Pham</p> <p>905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a></p>	<p>1. The Owner/applicant shall arrange to prepare and register a reference plan at their expense for the severance of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.</p> <p>2. The Owner shall provide conceptual site grading and servicing plan(s) for both the severed and retained parcels to the satisfaction of the Development Engineering (DE) Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access.</p> <p>3. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands &amp; service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates. Please contact Stanislav Tsysar ext. 8774 for further details pertaining to service connections.</p>
6	<p>Development Finance Nelson Pereira</p> <p>905-832-8585 x 8393 <a href="mailto:nelson.pereira@vaughan.ca">nelson.pereira@vaughan.ca</a></p>	<p>1. The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).</p>

	Department/Agency	Condition
		2. The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared)
7	York Region Gabrielle Hurst  1-877 464 9675 x 71538 <a href="mailto:Gabrielle.hurst@york.ca">Gabrielle.hurst@york.ca</a>	Prior to final approval, the City of Vaughan shall confirm that wastewater servicing capacity allocation has been set aside for the new lots from the existing YDSS capacity assigned by the Region.

For the Following Reasons:

- 1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
- 2. The proposal conforms to the City of Vaughan Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**Motion Carried.**

**Members Opposed to Motion:** None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

6.	<b>File:</b>	A169/19	<b>Ward 2</b>
	<b>Applicant:</b>	Frank LaForgia	
	<b>Agent:</b>	Peter Del Grosso	
	<b>Address:</b>	24 Rainbow Dr. Woodbridge	
	<b>Purpose:</b>	Relief from the by-law is being requested to permit reduced lot area and frontage on the severed land to facilitate Consent Application B037/19.	

Additional Addendum Reports received and provided to the Committee from: None.

Representation  
Peter Del Grosso

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application and advised that similar sized lots existed in the area. He noted that future dwellings would be designed to comply with the City's Zoning By-law and that the applicant concurs with comments/conditions of approval received from Forestry for A170/19.

In response to Member Kerwin, Mr. Del Grosso advised that the existing home will be demolished, and new dwellings are proposed for both the severed and retained land.

In response to Member Buckler, Brandon Bell, Planner, provided an example of a similar approval (B094/97) and advised that the neighbourhood has a variety of lot sizes. He noted that a home can be constructed in accordance with the R3 Zone requirements. If further variances are required at the (building) permit stage they would be considered on their own merits.

In response to Member Buckler, Mr. Del Grosso advised that future development will comply with the Zoning By-law.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
Seconded By: S. Kerwin

THAT Application No. A169/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval.

	Department/Agency	Condition
		2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition.  2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.

For the Following Reasons

- 1. The general intent and purpose of the by-law will be maintained.
- 2. The general intent and purpose of the official plan will be maintained.
- 3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- 4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

7.

File:

A170/19

Applicant:

Frank LaForgia

Agent:

Peter Del Grosso

Address:

24 Rainbow Dr. Woodbridge

Purpose:

Relief from the by-law is being requested to permit reduced lot area and lot frontage on the retained land to facilitate Consent Application B037/19.
- Ward 2

Additional Addendum Reports received and provided to the Committee from:  
Forestry Comments – Conditions of Approval (Received August 20, 2020)

Representation  
Peter Del Grosso

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Peter Del Grosso explained the nature of the application and advised that similar sized lots existed in the area. He noted that future dwellings would be designed to comply with the City’s Zoning By-law and that the applicant concurs with comments/conditions of approval received from Forestry for A170/19.

In response to Member Kerwin, Mr. Del Grosso advised that the existing home will be demolished, and new dwellings are proposed for both the severed and retained land.

In response to Member Buckler, Brandon Bell, Planner, provided an example of a similar approval (B094/97) and advised that the neighbourhood has a variety of lot sizes. He noted that a home can be constructed in accordance with the R3 Zone requirements. If further variances are required at the (building) permit stage they would be considered on their own merits.

In response to Member Buckler, Mr. Del Grosso advised that future development will comply with the Zoning By-law.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
Seconded By: S. Kerwin

THAT Application No. A170/19 on behalf of Frank LaForgia be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Planning Brandon Bell  905-832-8585 x 8112 <a href="mailto:brandon.bell@vaughan.ca">brandon.bell@vaughan.ca</a>	That the final Tree Inventory and Preservation Plan be approved to the satisfaction of the Urban Design and Cultural Heritage Division.
2	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	1. The Owner/applicant shall submit the final Lot Grading/Servicing Plan to Development Inspection and Lot Grading division of the City's Development Engineering Department for final lot grading/servicing approval prior to any work being undertaken on the property. Please visit or contact Development Engineering's front desk on the 2nd floor of City Hall to apply for lot grading/servicing approval.



	Department/Agency	Condition
		2. The Owner/applicant shall approach Development Inspection and Lot Grading division of Development Engineering to apply for the required service connections for the severed lands & service connection upgrades (if applicable) within the retained lands as per city standards, complete with a servicing and lot grading plan. The Owner/applicant shall pay the required connection fee(s) following confirmation of service connection estimates.
3	Committee of Adjustment Christine Vigneault  905-832-8585 x 8332 <a href="mailto:Christine.vigneault@vaughan.ca">Christine.vigneault@vaughan.ca</a>	1. That Consent Application B037/19 receive final certification from the Secretary Treasurer and be registered on title. A copy of the registered transfer confirming registration of the Certificate of Official must be provided to the Secretary Treasurer to satisfy this condition. 2. That a Surveyors Certificate confirming lot area, frontage and lot depth is submitted.
4.	Parks, Forestry and Horticulture Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.courchesne@vaughan.ca">Patrick.courchesne@vaughan.ca</a>	1. Applicant must provide a copy of the completed Private Property Tree Removal & Protection form signed and dated, without the form Forestry will not grant the Tree Protection permit; 2. Applicant must install the required tree protection fencing, to satisfy the requirements of Forestry prior to construction and permit issuance (tree protection permit).

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** None



Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

8.	<b>File:</b>	A010/20	<b>Ward 2</b>
	<b>Applicant:</b>	Ashley Park Developments Inc.	
	<b>Agent:</b>	Weston Consulting Group Inc. (Sabrina Sgotto)	
	<b>Address:</b>	81 Appian Way. Woodbridge	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed single family dwelling, loggia (attached and detached) and pool.	

Public Written Submissions
* Public Correspondence received and considered by the Committee in making this decision (received prior to 12:00 p.m. of hearing date)
Name: Rene Condo Address: 85 Appian Way, Woodbridge Nature of Correspondence: Letter of Support
Name: Mark Zanette (on behalf of) Address: 75 Appian Way, Woodbridge Nature of Correspondence: Letter of Support
Name: Mario Di Nardo Address: N/A Nature of Correspondence: Letter of Objection
Name: Mario Di Nardo Address: N/A Nature of Correspondence: Letter of Objection
Name: Mario Di Nardo Address: N/A Nature of Correspondence: Letter of Objection
Name: Rocki Guzzo Address: N/A Nature of Correspondence: Letter of Objection
Name: Tony Lorini, GW Ratepayers Association Address: N/A Nature of Correspondence: Letter of Objection

Additional Addendum Reports received and provided to the Committee from: None.

Representation  
Sabrina Sgotto, Weston Consulting Group Inc.

Registered Public Deputations  
Mario Di Nardo  
Tony Lorini - Greater Woodbridge Ratepayer’s Association

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Sabrina Sgotto, explained the nature of the application and advised that the front yard setback variance is required due to the road widening and realignment of Appian Way. Only a portion of the home requires relief from the front yard setback requirements, the majority of the dwelling is in compliance with the By-law. The rear yard setback variance is also required due to the road widening along Clarence Street and the height variance is required to accommodate grading. She provided additional letters of support from 43, 47, 93 & 100 Appian Way.

Chair Perrella asked if anyone present wished to comment on this application.

Mario Di Nardo, 67 Appian Way, reviewed the contents of his written submission and expressed concern regarding lot coverage, building height and setting precedence. He commented that 75 & 85 Appian Way are vacant lots that may be similarly developed in the future. He referred to a

previous application requesting a reduction in front yard setback to 4.5 metres which was not supported by staff (application information not provided). He opined that the proposal would not fit the character of the neighbourhood and that the variances are not minor and requested that the application be heard by Council.

Tony Lorini, President, Greater Woodbridge Ratepayer's Association, reviewed the contents of his written submission and clarified that the contents of his letter pertain to 1125 Clarence Street not 1115 Clarence Street. He expressed concern that the proposal was not in keeping with the R1 Zone requirements and the master plan for the area. He also expressed concern with the construction and configuration of the Appian Way extension. He requested that the application be adjourned to permit time to meet with staff and the developer.

In response to Chair Perrella, Ms. Sgotto advised that the location of the proposed dwelling will be centered in relation to the curve of the road. The height of dwelling is required to accommodate grading and architectural design and the front yard setback is required due to the curvature of the road and the required land dedication for road widening. She noted that Urban Design staff have reviewed the proposal and have no concerns. She provided the history of previous consent approvals (B026/08, B027/08 & B028/08) and advised that the severance approved on the subject land was never finalized, therefore the proposed dwelling would be fully contained on a single lot. The creation of the road is consistent with the approved plan of subdivision to the north. She advised that residents adjacent to the property were consulted and that public notice and signage were provided in accordance with the Planning Act.

Member Antinucci commented that the front yard setback only applies to a southerly portion of the proposed dwelling. He opined that the front yard setback variance is minor.

In response to Member Zheng, Ms. Sgotto advised that it would be difficult to relocate the cabana given the location and architectural design of the loggia. She noted that the height of the cabana complies with the By-law.

In response to Member Buckler, Ms. Sgotto advised that the cabana stairs cannot be relocated due to grading and access. If the stairs were moved to the interior of the lot, it would restrict access to rear yard. She confirmed that the cabana is approximately 3.8 metres high and 48 square metres.

In response to Member Zheng, Ms. Sgotto confirmed that the stairs (below grade) will provide access to underground storage / pool equipment. She advised that the cabana will not be visible from the street given that the lot is graded lower than Clarence Street. She also advised that Clarence Street will eventually be closed off with no direct access.

Member Buckler and Member Zheng supported adjournment of the application to permit time for the applicant and residents to meet to discuss the proposal and resident concerns.

Moved By: H. Zheng

Seconded By: S. Kerwin

THAT Application No. A010/20 on behalf of Ashley Park Developments Inc. be **ADJOURNED** to September 10, 2020 to permit time for discussions to take place between the applicant and residents.

**Motion Carried.**

**Members Opposed to Motion: None**

**Applications Addressed by the Committee of Adjustment**

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

9.

**File:**

A051/20

**Ward 3**

**Applicant:**

Adeel Mahmood & Hamad Mahmood

**Agent:**

Marwan Al Farraji

**Address:**

689 Via Campanile Woodbridge

**Purpose:**

Relief from By-law 1-88, as amended, is being requested to permit the construction of a side door entrance to accommodate a proposed secondary suite. The side door entrance is to be located on the south 1side of the existing dwelling.

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**  
Marwan Al Farraji

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Marwan Al Farraji explained the nature of the application.

In response to Member Antinucci, Mr. Al Farraji advised the enlarged window will be for natural sunlight and fire regulations.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci  
Seconded By: R. Buckler

THAT Application No. A051/20 on behalf of Adeel Mahmood & Hamad Mahmood be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96)

For the Following Reasons:

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** None

**Applications Addressed by the Committee of Adjustment**

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

<b>10.</b>	<b>File:</b>	A052/20	<b>Ward 1</b>
	<b>Applicant:</b>	Josephine Raia	
	<b>Agent:</b>	Andrii Golovnia	
	<b>Address:</b>	456 Westridge Dr. Kleinburg	
	<b>Purpose:</b>	Relief from the by-law is being requested to permit the construction of a proposed cabana located in the rear yard.	

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**  
Andrii Golovnia

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Andrii Golovnia explained the nature of the application.

Chair Perrella reviewed Planning recommendation that the application be adjourned until such time that revisions are made to the proposed cabana location and that the Tree Inventory, Tree Preservation Plan and Replanting Plans are approved to the satisfaction of the Urban Design and Cultural Heritage Division.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: A. Antinucci  
Seconded By: H. Zheng

THAT Application No. A052/20 on behalf of Josephine Raia be **ADJOURNED SINE DIE** to accommodate revisions to the proposed cabana location and the submission of the required Tree Inventory, Tree Preservation Plan and Replanting Plan.

**Motion Carried.**

**Members Opposed to Motion:** None

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

11.

File:

A053/20

Ward 3
- Applicant:

Tina Stirpe Joe Ricciardi
- Agent:

KBK Architects Inc. (Kyle Khadra)
- Address:

22 Marrone St. Woodbridge
- Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana in the rear yard.

Additional Addendum Reports received and provided to the Committee from: None.

Representation  
Kyle Khadra, KBK Architects Inc.

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Kyle Khadra explained the nature of the application.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: H. Zheng  
Seconded By: S. Kerwin

THAT Application No. A053/20 on behalf of Tina Stirpe Joe Ricciardi be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following conditions:

	Department/Agency	Condition
1	Development Engineering Jason Pham  905-832-8585 x 8716 <a href="mailto:jason.pham@vaughan.ca">jason.pham@vaughan.ca</a>	The Owner/applicant shall submit the final Lot Grading Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading approval prior to any work being undertaken on the property (Cabana >10m2). Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit <a href="https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx">https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx</a> to learn how to apply for lot grading and/or servicing approval.

For the Following Reasons:

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: N/A

Applications Addressed by the Committee of Adjustment

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

12.

File:

A056/20

Applicant:

Lesley Orr

Agent:

Pat Garisto

Address:

36 Wycliffe Gt. Woodbridge

Purpose:

Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed swimming pool and to permit the existing shed located in the rear yard.
- Ward 2

Additional Addendum Reports received and provided to the Committee from: None.

Representation  
Pat Garisto

Comments

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Pat Garisto explained the nature of the application and advised that Forestry conducted a site visit and required permits have been obtained.

In response to Member Buckler, Mr. Garisto advised that the existing shed requires a height variance and that the condition from Forestry is no longer required.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: S. Kerwin  
Seconded By: A. Antinucci

THAT Application No. A056/20 on behalf of Lesley Orr be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) subject to the following condition:

	Department/Agency	Condition
1	Parks and Forestry Operations Patrick Courchesne  905-832-8585 x 3617 <a href="mailto:Patrick.Courchesne@vaughan.ca">Patrick.Courchesne@vaughan.ca</a>	Owner shall obtain a Private Property Tree Removal & Protection Permit to the satisfaction of Vaughan Forestry, <b>if required</b> .

For the Following Reasons:

1.

The general intent and purpose of the by-law will be maintained.
2.

The general intent and purpose of the official plan will be maintained.
3.

The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4.

The requested variance(s) is/are minor in nature.

Motion Carried.

Members Opposed to Motion: None

**Applications Addressed by the Committee of Adjustment**

Please Note: For complete application details please reference the Notice of Decision issued for each respective application. A copy can be obtained by submitting a written request to the Secretary Treasurer.

<b>13.</b>	<b>File:</b>	A061/20	<b>Ward 4</b>
	<b>Applicant:</b>	Royal 7 Developments (Nicole Sgrignuoli)	
	<b>Agent:</b>	Cortel Group (Nicole Sgrignuoli)	
	<b>Address:</b>	2916 Hwy 7 Vaughan	
	<b>Purpose:</b>	Relief from By-law 1-88, as amended, is being requested to permit reduced parking stall sizes for the following:  Parking Space Unit 142 Level A  Parking Spaces Units 16 through to 20 Level D  Parking Spaces Units 77 and 78 Level A  Relief is required to support the underground parking for Expo Towers 3 & 4 which are located on Blocks 12 & 13, Plan 65M-4490 and to facilitate related Site Plan Application DA.16.111.	

**Additional Addendum Reports received and provided to the Committee from:** None.

**Representation**  
Nicole Sgrignuoli, Cortel Group

**Comments**

In response to Chair Perrella, Christine Vigneault, Secretary Treasurer, confirmed public written submissions, deputations and recommended conditions of approval.

Nicole Sgrignuoli explained the nature of the application and advised that warning clauses would be placed in the condominium declaration to notify perspective purchasers.

In response to Member Buckler, Ms. Sgrignuoli advised that the subject parking spaces will function as normal spaces and that the warning clause would disclose that the spaces do not meet the standards of the Zoning By-law.

Chair Perrella asked if anyone present wished to comment on this application. There was no response.

Moved By: R. Buckler  
Seconded By: A. Antinucci

THAT Application No. A061/20 on behalf of Royal 7 Developments (Nicole Sgrignuoli) be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96)

For the Following Reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

**Motion Carried.**

**Members Opposed to Motion:** None



**Other Business**

None

**Motion to Adjourn**

Moved By: S. Kerwin

Seconded By: H. Zheng

THAT the meeting of Committee of Adjustment be adjourned at 7:15 p.m., and the next regular meeting will be held on September 10, 2020.

**Motion Carried.**

August 20, 2020 Meeting Minutes are to be approved at the September 10, 2020 meeting:

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Chair

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Secretary-Treasurer